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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # _____

Document type:

- Applications
- Correspondence
- Department Comments
- Land Use Consistency
 - Mail Info
 - Mapping
 - Other
- Site Plans



* 0 0 B R E A K 0 0 *

Petition #: 99-57(c)

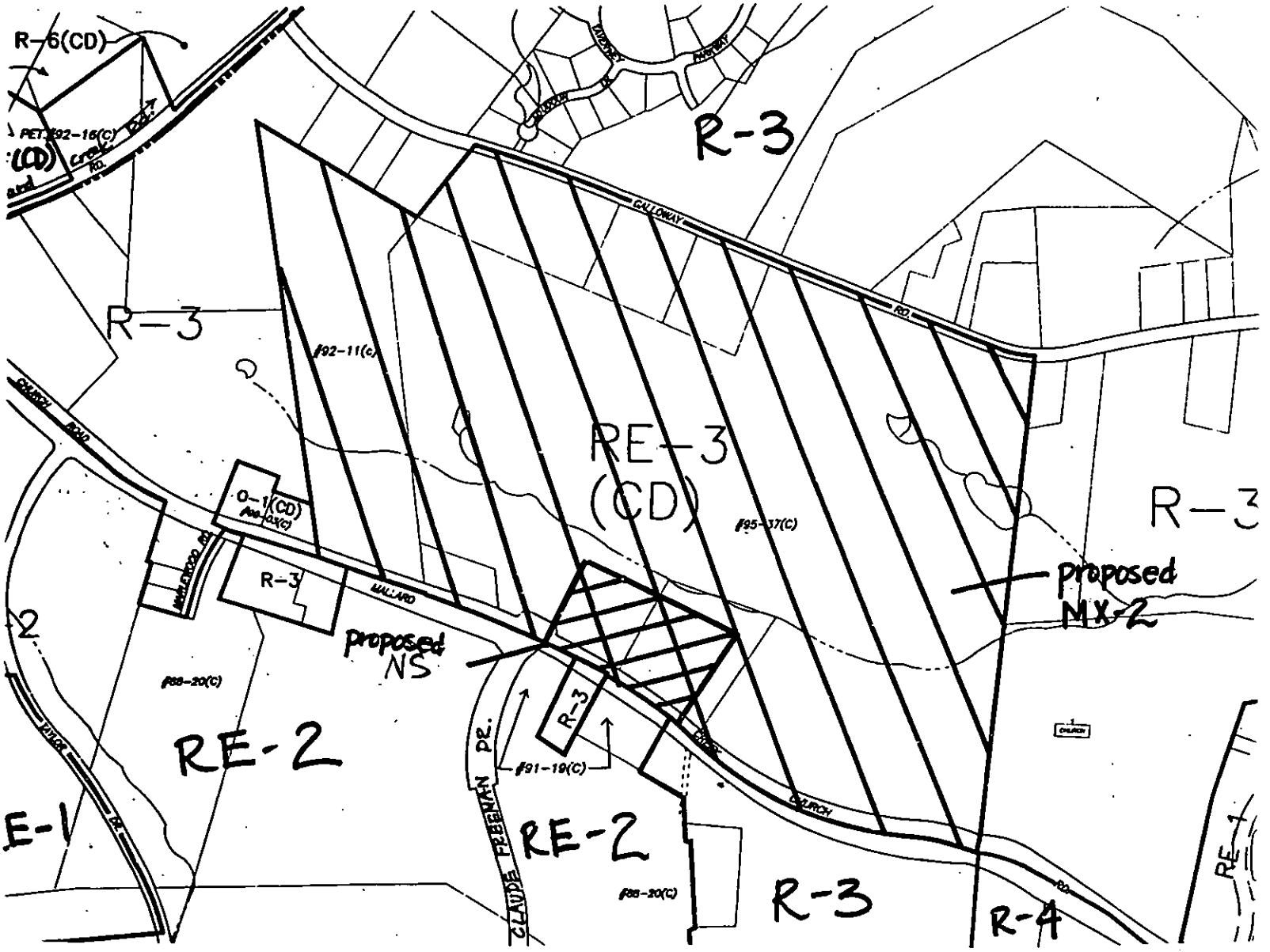
Petitioner: Pulte Home Corporation

Hearing Date: September 14, 1999 ~~November 19, 1999~~ January 11, 2000

Zoning Classification (Existing): RE-3(CD)

Zoning Classification (Requested): MX-2 and ~~RE-3(CD)~~ NS

Location: Approximately 146 acres located between Galloway Road and Mallard Creek Church Road, east of Mallard Creek Road.



Zoning Map #(s): 53

Scale: No Scale

**OFFICIAL REZONING APPLICATION
MECKLENBURG COUNTY**

Petition #: 99-57c
Date Filed: 6/28/99
Received By: [Signature]

*Site map amended 10-13-99
amended 12-14-99*

OWNERSHIP INFORMATION:

January

Property Owner: Crescent Resources, Inc.
Owner's Address: Post Office Box 1003, Charlotte, North Carolina 28201-1003
Date Property Acquired: 6/12/95
Tax Parcel Number(s): 029-011-17

LOCATION OF PROPERTY (Address or Description): North side of Mallard Creek Church Road west of

Mallard Creek Presbyterian Church and extending northward to Galloway Road

Size (Sq.Ft. or Acres): 146.85 acres+/- Street Frontage: (Ft.): Mallard Creek Church Rd: 3,200 ft +/-
Galloway Road: 2,700 ft +/-

Current Land Use: Vacant

ZONING REQUEST:

Existing Zoning: RE-3(CD) Proposed Zoning: MX-2 and B-1(CD)

*N.S. BPT
12/14/99*

Purpose of Zoning Change: To accommodate a mixed-use development consisting of attached and detached
for-sale residential units and a seven acre commercial component limited to general office, sit down restaurants
and financial institutional uses.

Bailey Patrick, Jr.
Name of Agent
227 West Trade Street, Suite 2200
Charlotte, NC 28202
Agent's Address

Pulte Home Corporation
Name of Petitioner(s)
7422 Carmel Executive Park, Suite 300
Charlotte, NC 28226
Address of Petitioner(s)

372-1120 372-9635
Telephone Number Fax Number

543-4922 543-6630
Telephone Number Fax Number

[Signature]
Signature of Property Owner
if other than Petitioner

[Signature]
Signature Tom Bruce, President

99-57c

CERTIFICATION TO COUNTY COMMISSION OF NOTICE TO PROPERTY
OWNERS PURSUANT TO AND IN ACCORDANCE WITH
N.C. GEN. STAT. § 153A-343

I, Vanessa Stevenson, am in the position of Office Assistant IV in the Charlotte-Mecklenburg Planning Commission. I am responsible for the first-class mailing of notices in accordance with N.C. Gen. State. § 153A-343 to the owners, or owner-designated agent, of property subject to a zoning classification action and to the owners of all parcels of land abutting property subject to a zoning classification action.

I hereby certify to the County Commission, that on December 22, 1999, I addressed envelopes for the first-class mailing of the notices required by N.C. Gen. Stat. § 153A-343 for the attached owners and addresses and the attached abutting owners and addresses as shown on the County tax listing; I placed the notices in the envelopes; I deposited the sealed envelopes in an official depository of the United States Postal Service for first-class mailing.

This the 22nd day of December, 1999.

Name: Vanessa Stevenson

Position: Office Assistant IV

**NOTIFICATION LETTERS TO ADJACENT PROPERTY OWNERS AND
NEIGHBORHOOD LEADERS**

PETITION NO. 99-05c⁵⁴, 99-40c²⁵, 99-43c³⁴, 99-57c⁴³, 99-59c⁴⁹, 99-67c²⁵, 99-73c²³, 00-0³³

PETITION NO. 00-03c²⁶, 00-04c²¹, 00-05c²⁸, 00-06c¹⁸, 00-07c⁵², 00-08c¹², 00-10c²¹, 00-11c²⁶

MAILED COUNTY OUT ON 12-22-99 PUBLIC HEARING 01-11-00

MAILED CITY OUT ON (1ST MAILING) _____ (2ND MAILING) _____ PUBLIC HEARING _____
(Mail out 1st mailing ASAP!) Be sure to check Tax Parcel No. On back of application....

Notify mailroom two days prior to mailing Ext. 3220 (Robert or Wilimena)

VERIFY TAX PARCEL NO. USING MAINFRAME/USING MAPINFO/NEIGHBORHOODS - FOR NEIGHBORHOOD LEADERS WITHIN A ONE MILE RADIUS.

NOTE: CITY CASES AND COUNTY CASES:

- TYPE CERTIFICATION (G:\users\pcl\share\notices\cert.fmt)
GIVE PACKETS TO: LYNNE CLEM (CITY CLERK) or BRENDA FREEZE (CITY CLERK)
OR JANICE PAIGE (COUNTY CLERK).
- INCLUDE NAMES & ADDRESSES OF ADJ. PROPERTY OWNERS, NGHBRHD LEADERS, AGENT, PETITIONER
- PLACE COPY IN "EACH" INDIVIDUAL PETITION FILE
- ONE COMPLETE PACKET FOR "CERTIFICATION" FILE.
- CITY PETITIONS ONLY MUST HAVE THE "PROTEST WORDING" ON BACK OF NOTICE.

NOTE: 2ND NOTICE SEND NOT LESS THAN 10 DAYS AND NO MORE THAN 25 DAYS***

CITY NOTICES

TAX PARCELS CHECKED _____
NEIGH. LEADERS CHECKED _____
LABELS TYPED ON SYSTEM _____
LETTERS TYPED _____
CERTIFICATION TYPED _____
CERTIFICATION SENT CITY CLERK _____
ATTACHED PROTEST STATEMENT _____
MAILED TO AGENT/PETITIONER _____
TOTAL VOLUME MAILED _____

COUNTY NOTICES

TAX PARCELS CHECKED
NEIGH. LEADERS CHECKED
LABELS TYPED ON SYSTEM
LETTERS TYPED
CERTIFICATION TYPED
CERTIFICATION SENT CO. CLERK
MAILED AGENT/PETITIONER
TOTAL VOLUME MAILED 490

Updated 12/12/96

C:\PAMELA\DISTPACK



CHARLOTTE - MECKLENBURG PLANNING COMMISSION

December 22, 1999

NOTICE OF A REZONING PUBLIC HEARING

This letter serves as notification of a pending rezoning petition on property described below (See Cross-hatched section of map). A public hearing with the Mecklenburg County Board of Commissioners has been scheduled for Tuesday, January 11, 2000 at 6:00 P.M. in the Charlotte-Mecklenburg Government Center, Meeting Chambers, at 600 East Fourth Street. You are strongly encouraged to attend the public hearing if you have any concerns regarding this request.

Other meetings pertaining to this petition will be held at the Charlotte-Mecklenburg Government Center, 600 East Fourth Street, 8th Floor Conference Room.

Zoning Committee Work Session

Date: January 24, 2000

Time: 4:30 P.M.

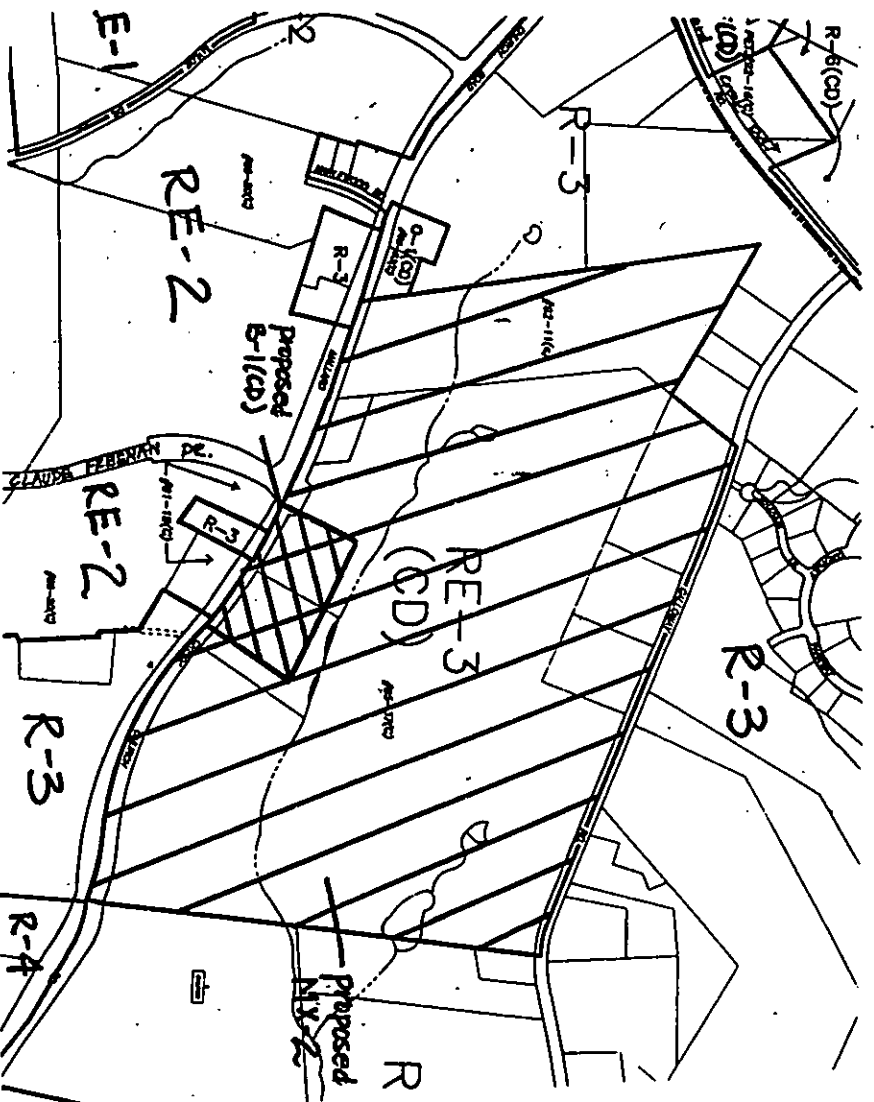
Petition #99-57(c)

Petitioner: Pulte Home Corporation

Existing Zoning: RE-3(CD)(conditional, research)

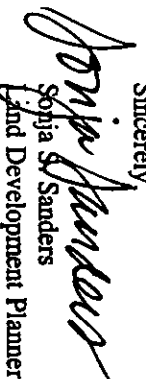
Requested Zoning: B-1(CD) (conditional, neighborhood business) and MX-2 (mixed use district)

Property Location: Approximately 146.8 acres located between Galloway Road and Mallard Creek Church Road, east of Mallard Creek Road.



If you have any questions regarding this petition, please call Tim Manes, Tom Drake or myself at 336-2205.

Sincerely,


Sojia Sanders
Land Development Planner

Public Hearing:

Proponents and opponents of proposed rezoning petition present comments before the Mecklenburg County Board of Commissioners.

Zoning Committee

Work Session:

Following the public hearing, the Zoning Committee of the Planning Commission renders their recommendation. This is a public meeting open to any interested parties but is not a hearing.

Decisions on County rezoning petitions are rendered on the second Tuesday of the month if no deferral has occurred.